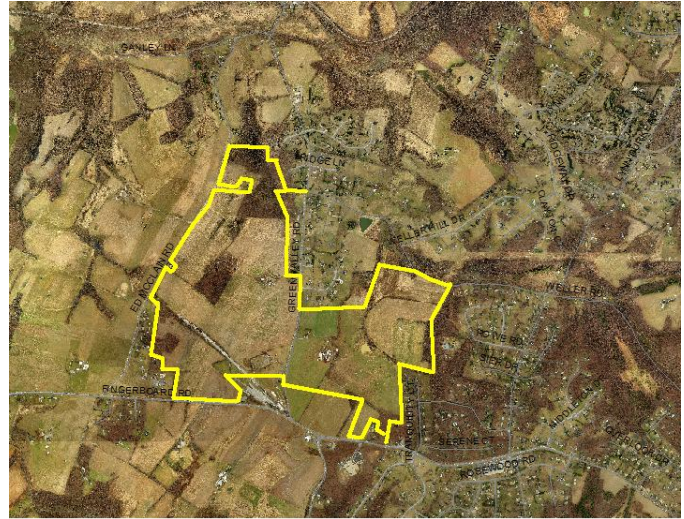


MONROVIA TOWN CENTER PLANNED UNIT DEVELOPMENT (PUD)

DEVELOPMENT SUMMARY

- 457 Acres
- 1,510 Proposed Dwelling Units (all age)
 - 930 Single Family Detached
 - 580 Single Family Attached/Multi-Family
- Commercial or employment uses as part adjoining General Commercial (GC) properties
- Comprehensive Plan Designation of Low Density Residential in 2003.
- Rezoned to PUD in 2006 w/age-restriction(R-05-06)
- In 2008 proceeded through preliminary subdivision process, until delayed by county moratorium.
- Rezoned back to Agricultural during 2010 Comp Plan
- Comprehensive Plan Designation restored in 2012
- Current Applications filed November 14, 2012
 - R-12-02 rezone from A to PUD, no age restriction
 - DRRA-12-06 and associated APFO approval
- Current school districts - Green Valley ES, Windsor Knolls MS, Linganore HS & Urbana HS



DEVELOPMENT RESPONSIBILITIES

As this development is under review, mitigating responsibilities have not been finalized, however it is expected that the development will be responsible for and/or has proposed the following:

ROADS

- Participation in or construct of west-east collector road connecting Ed McClain Rd and MD 75
- Participation in or construct of east-west collector road connecting Weller Road to MD 75
- Participation in construction of MD 75/MD 80 intersection improvements
- Contributions to various escrow accounts in the MD 75/MD 80 corridor.

SCHOOLS

- Proposed dedication of @50+ acre site for high school
- Estimated school impact (\$20.6M) and school construction/mitigation (\$14.35M) fees - @ \$34,950,000

OTHER PUBLIC FACILITIES

- Proposed dedication of @ 25 acre park site
- Proposed dedication of @ 4 acre fire and rescue station site for relocation of the Green Valley Station
- Potential water tank site provided if needed

For more information refer to the Community Development Division web page at:

www.frederickcountymd.gov/communitydevelopment